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ANDERSON VALLEY
DEVELOPMENT PLAN

Mendocino County

April, 1975

ANDERSON VALLEY

DEVELOPMENT PLAN

Mendocino County

April 15, 1975

County planning
Land Utiliz.
Econ. codes

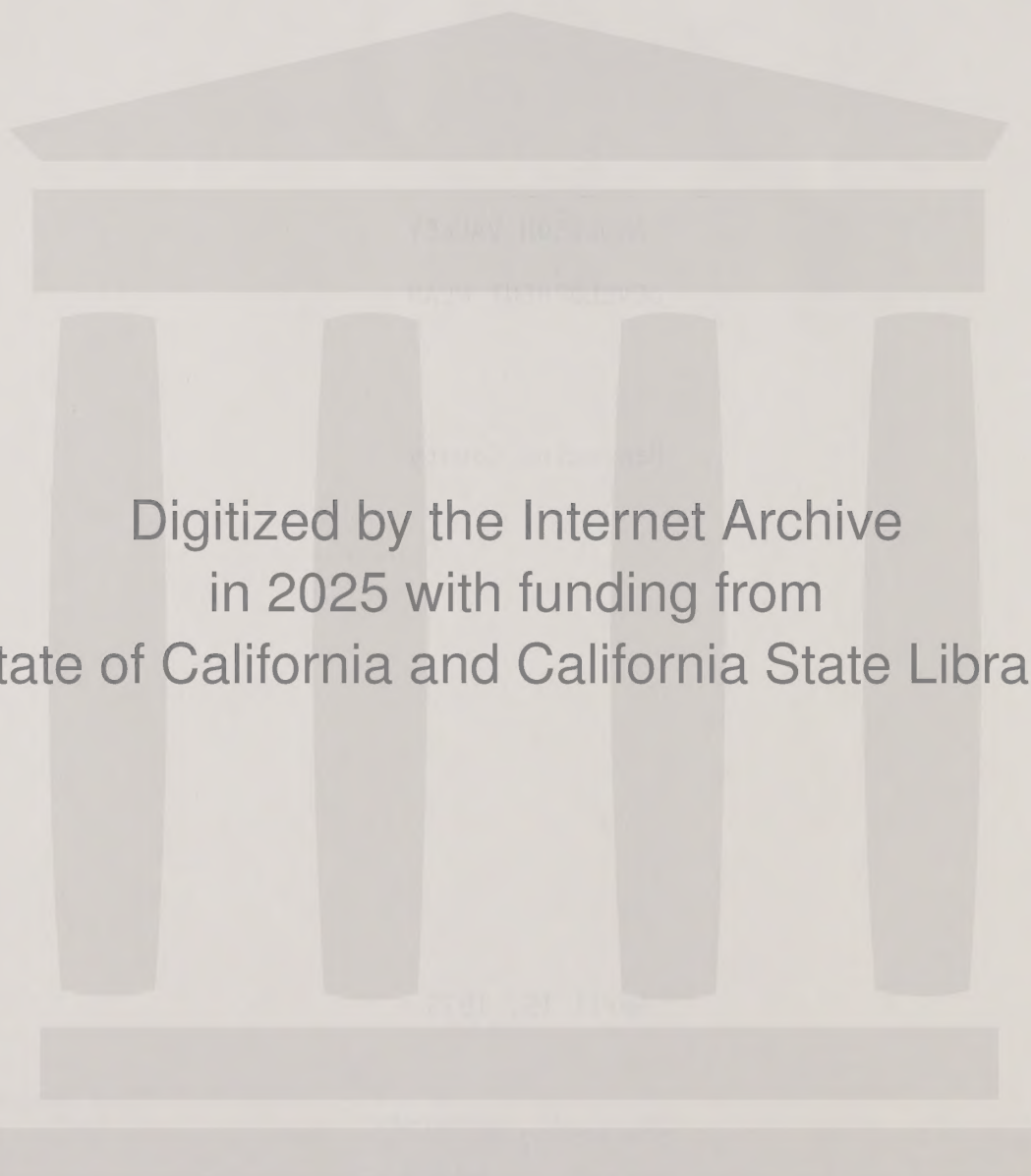
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[WILLIAMS & MOCINE] : CITY AND REGIONAL PLANNING

1045 Sansome Street, San Francisco, California 94111



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ERRATA SHEET

Anderson Valley Plan

1. Pg. 1 - last paragraph - "private air strip" be changed to "county air strip"
2. Pg. 15 - Airport #1 - change from "private aircraft" to "general aviation aircraft"
3. Pg. 15 - Airport #2 - change to read "Any future airport expansion site, to be restricted from areas of residential or unrelated commercial development."
4. Note that the inaccuracies of the sketch plan are not binding but are to serve as guidelines.
5. That the flood plain area be reviewed in the zoning study so that it will be accurate.

Sincerely,

Margaret M. Pugh

Margaret M. Pugh
Principal Planner

mkj



WILLIAMS & MOCINE / CITY & REGIONAL PLANNING

1045 SANSOME STREET SAN FRANCISCO CALIFORNIA 94111 TELEPHONE 415 433-4433

SYDNEY H. WILLIAMS, A.I.P.

CORWIN R. MOCINE, A.I.P.

ROBERT L. IRONSIDE, A.I.P.

16 April 1975

Mendocino County Planning Commission
Court House
Ukiah, California 95482

Gentlemen:

It is a pleasure to submit the Anderson Valley Plan. This is the first of the seven area plans to be completed pursuant to our current contract with Mendocino County. It has been a cooperative effort among the citizens of Anderson Valley, the professional staff of the County and the Consultants and the Planning Commission.

The Anderson General Plan Advisory Committee is to be congratulated for its consistent effort sustained over the many months of study, formulation of goals, plan preparation and review. This effort was the real key to the success of the first area plan and the results are highly gratifying. The Anderson Valley Plan can serve as a good model for the other programs now underway.

We wish to thank all involved in the program for their participation and assistance. Ronald Hall, Planning Director, Philip Gorney, the Project Coordinator who devoted many long hours to the Committee meetings and to the Plan, and Austin Hulbert, Chairman of the Anderson Valley General Plan Citizens' Advisory Committee receive special thanks.

Sincerely,

Margaret W. Rusche

Margaret W. Rusche
Principal Planner

MWR:ji

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INTRODUCTION

LOCATION AND PHYSICAL DESCRIPTION

Anderson Valley is located some 110 miles north of San Francisco. It is an interior valley lying between Highway 101 and the coast. Its access is via State Highway 128 which runs from Cloverdale (on Highway 101), over a rugged range of hills, through the valley and on to the coast over a fairly low pass in the coast range. The valley is oriented more or less in a northwest direction; its length is approximately 15 miles and its average width about 1 mile. The Navarro River runs into the upper southeast end of the valley. Towards the lower end, the river enters a narrow canyon and follows a circuitous route to the ocean.

Anderson Valley's growing season is relatively long for northern California since its climate is tempered by the warm coastal air which flows through the low pass. The climate is generally mild without the extremes of heat and cold experienced in many of the inland valleys.

On the valley floor soils range from Class II to Class IV and much of it is used for intensive agriculture. Grapes and apples are the main crops now flourishing and expanding in Anderson Valley. The hillsides and uplands are used for grazing and timber production.

Boonville, at the southeast end of the valley, is the largest of the three unincorporated settlements. It has the schools, the Fairgrounds, a private air strip and a small selection of stores which jointly make it the service center of the area. Philo, located further down the valley, has the only operating lumber mill in the Planning Area. Navarro, at the northwest end of the valley, has a small concentration of homes.

The valley is extremely attractive. The undefiled hillsides, the neat and flourishing vineyards and orchards and the tranquil atmosphere are pleasing to all the senses. These are features which all residents and visitors deem valuable.

RELATION OF THE PLAN TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

The Anderson Valley General Plan Advisory Committee studied and realistically appraised its community and evaluated its potential carefully. It recognized the importance of preserving the basic and fundamental qualities of the Valley through protecting the environment and maintaining conditions which will encourage agriculture to remain and expand. The committee also recognized that some changes were both inevitable and desirable. Growth and change however, must be compatible with the first goal. These goals, which are an essential part of the Plan, allow some flexibility in actual physical arrangement for new development while spelling out the policies to evaluate proposals. This flexibility is essential since there are many options still available and more than one or two locations are equally suitable for the new or expanded uses considered appropriate. The graphic plan delineates the fixed or long-range elements (such as the best soils which should be retained for agriculture) and points out some of the alternatives. The proposed highway realignment is one example of a future action which can lead to new alternatives and options.

The decision to protect and expand agriculture was based on economic facts and needs. Population trends and growth rates for the valley and the County were studied and the economics of timber production and land development for rural subdivisions were investigated. The policies which resulted will be an invaluable guide in making good and realistic decisions concerning the valley's future. The Plan embodies not only the spirit of the Environmental Quality Act but should stand as an example of practical application.

OBJECTIVES AND POLICY

COMMUNITY INVOLVEMENT

After many months of preliminary study, the Anderson Valley General Plan Advisory Committee invited other interested citizens to join in an all day Policy Conference. At this Conference and later review meetings the policy statement was finally formulated and adopted. The work throughout was thorough and careful and all those who participated are congratulated for their patient and willing work.

The study guide for the Conference contained six subjects for which it was necessary to set policy. Sub-committees were formed to study each and set tentative policies for later review by the Conference as a whole. Needless to say, there was much overlap in the sub-committee discussions since decisions in one subject area usually involved considerations of one or more other areas. As the subjects were reviewed by the Conference as a whole, good understanding of the inter-relationships of the various policies and plan elements was gained. The full report of the Conference is included in the following pages as well as a summary.

SUMMARY OF POLICY RECOMMENDATIONS

Land Use and Growth

- Preserve Anderson Valley as an agricultural community.
- Conserve areas of natural resources including prime agricultural soils, timber land and minerals. Use good conservation practices including controlled burning to improve wildlife habitats and to preserve flora and fauna.
- Conserve lands suitable for rangeland in suitable acreages.
- Allow, as needed, additional farm dwellings and homes for family members on agricultural and forest preserve land.
- Explore with the County and local Service District ways by which Anderson Valley can become aware of and eligible for federal or state rural assistance loans.
- Encourage resource oriented light industry, such as fruit stands, forest products and agricultural processing plants.
- Actively explore the water resources of Anderson Valley with the intent of providing domestic and irrigation water at reasonable costs. Recreational water and its use should be limited to levels acceptable to Valley residents.
- Dam sites should be carefully studied for geological and man made hazardous conditions; to ensure structural integrity and prevent flooding from earthquake or structural failure.

- Dams should be located in areas least productive for agriculture, timber or grazing.

- Bring to the attention of the Board of Supervisors the special economic difficulties of ranchers in the Valley and request assistance in dealing with this situation.

Utilities and Roads

- Carefully study any large tract housing development plan for first home, second home, or retirement homes to ensure such a development is able to support and maintain its own essential services.

- Encourage safe transportation routes rather than wide roads in and through the Valley. Haehl Hill should have a first priority for improvements over any Valley road.

- The size of the Valley floor and the need for preservation of agricultural lands should be recognized as essential criteria in any consideration of new road construction in the Valley.

- Discourage scattered commercial development along the major highways.

Housing and Schools

- Encourage improvement in the quality of housing in Anderson Valley by rehabilitation of existing sound structures. Sub-standard, dilapidated old structures and mill shacks should be eliminated.

- Allow for a diversity of new housing which will include along with the typical Valley homesites, small lot (6000 sq. ft.) single family homes, low rise (40 ft. limit) multiple dwelling units, mobile home parks or

individual mobile homes with suitable amenities and second home recreational or retirement units.

- Ensure that the location of new housing units will be contingent upon: factors of soil type and condition; shrink and swell features; drainage, sewage and water.
- Support local public schools and work with the private schools in the Valley to eliminate any existing problems.

Recreation and Tourism

- Encourage development of more camping facilities in Hendy Woods. Other camp sites could be developed in the area as needed.
- Encourage expansion of recreational opportunities for local use.
- Encourage multiple use of agricultural land for recreational purposes.
- Encourage low keyed, small scale tourist attractions such as dude ranches and summer camps. Overly commercial tourist camps should be discouraged.
- Consider ways by which gift shops, attractive fruit stands, wine tasting rooms etc. can be promoted in specific areas in the Valley. Scattered sites should be avoided.
- Investigate the feasibility of locating a medium size restaurant type tourist attraction at a suitable location in the Valley.
- Investigate the possibility of the Community Service District's assuming a caretaker role for Indian Creek and Faulkner.



COUNTY OF MENDOCINO
PLANNING DEPARTMENT
LAKE MENDOCINO DRIVE
UKIAH, CALIFORNIA 95482

September 10, 1974

Mendocino County Planning Commission
Mendocino County Courthouse
Ukiah, CA 95482

Dear Planning Commission Members:

On behalf of the members of the Anderson Valley General Plan Citizens Advisory Committee (AVGPCAC), we are pleased to submit for your consideration the AVGPCAC Policy Conference Report.

The Report details policy recommendations for future development in the Anderson Valley planning area, and will be followed by a general sketch plan, ultimately guiding future zoning.

The Committee recommends that the Report be adopted by the Planning Commission and forwarded to the Board of Supervisors.

Respectfully submitted,
ANDERSON VALLEY GENERAL PLAN CITIZENS ADVISORY COMMITTEE

Austin B. Hulbert,
Chairman

Ronald F. Hall,
Planning Director

PG:mls

ANDERSON VALLEY GENERAL PLAN

CITIZENS ADVISORY COMMITTEE

MEMBERS

Nicholas B. Alexander, IV

Joan Bloyd

Elinor Clow

Fay Deely

C. Ray Eubanks

Ernest Heffel

Billy W. Holcomb

Austin Hulbert (Chairman)

Floyd Johnson (Vice-Chairman)

Delmar June

Lewis King

Frances Lytle

Kathleen S. McCarty

John W. Peterson

Pam Du Pratt

James A. Schoenahl

Brad Wiley

Former Members:

Rex Clark

Peter Dobbins

James Fernhoff

Donna Pardini

ANDERSON VALLEY
GENERAL PLAN POLICY CONFERENCE
GROUP ASSIGNMENTS

Group I - Morning Session

Joan Bloyd
Ernie Heffel
Austin Hulbert
Mel Baker
Floyd Johnson
Fay Deely

Nick Alexander, chairman
Harry Faylor
Syd Williams, consultant
Philip Gorny, Planning Department
Pat Collins, Planning Department

Group II - Afternoon Session

Fay Deely
Jim Schoenahl
Nick Alexander
Loren Bloyd
Elinor Clow

Brad Wiley, chairman
Eben Rodgers
Austin Hulbert
Syd Williams, consultant
Philip Gorny, Planning Department

Group III - Morning Session

John Peterson
Elinor Clow
Lewis King
Brad Wiley
S.W. Blattner
Jim Schoenahl
Delmar June

Jeff Mohr, chairman
Loren Bloyd
Eben Rodgers
Ron Hall, Planning Director
Ida Berk, consultant
Larry Mitchell, Planning Department

Group IV - Afternoon Session

Jeff Mohr, chairman
Lewis King
Harry Faylor
John Peterson
Ernie Heffel
Joan Bloyd

S. W. Blattner
Floyd Johnson
Mel Baker
Pat Collins, Planning Department
Ida Berk, consultant
Larry Mitchell, Planning Department

I Housing

A strong and clear vote was sounded for the need for better housing. The elimination of scattered substandard dwellings - dilapidated structures and old mill shacks - is very important to the community. Apartments are needed to serve a young segment of the population such as school teachers and those beginning a family and unable to afford the conventional home. The housing situation has become so critical as to manifest itself in the domino theory where when one house becomes marketable and is sold, several families move and reorganize themselves after the initial move is made.

The estimated growth rate for the planning area is 3 % - indicated from school enrollment figures and the population trend perceived by area residents.

The entire school district area has 3,500 people.

Boonville	1,000
Philo	750
Yorkville	200
Navarro	200
Others in outlying areas.	

Outside factors which may be controlling growth were discussed, but no conclusion was reached other than that grapes and wineries are enjoying a stimulated economy based on current wine drinking attitudes of people all over California.

Policy Recommendations:

1. Because there is a recognized need in the area for single family dwellings, including rentals, there shall be provisions in all sections of the valley for small lots, ranging from the 6000 sq. ft. minimum to five acres.

2. Location and size of single dwelling lots must be contingent upon factors of soil condition, shrink and swell, drainage, sewage, etc.
3. Mobile homes will not be prohibited as such. Mobile home parks or individual mobile homes will be acceptable, as long as they meet requirements of building codes, health and other factors.
4. High rise multiple dwelling units should be prohibited. Multiple dwelling units should be limited to a height of 40 feet and restricted to the urban and service center areas.
5. Large tract housing developments for first homes, second homes or retirement should be able to support and maintain their essential services.
6. Building and health code regulations should be uniformly applied to all construction. Exceptions to present code standards such as pier foundations, use of lower grade or re-used lumber and other less expensive means of construction may be acceptable, but any changes in the code should be applicable to all.
7. Provision must be made on agricultural and forest preserve land for necessary additional dwellings for family members.

II Circulation

Far ahead of all other concerns is the matter of water, both domestic and commercial. Water is the determinant which controls all other potentials. With water, the agricultural base of the community will achieve full economic efficiency. Existing wells are deep and not necessarily successful. Drilling can be frustrating because water is stored in underground veins, difficult to find.

With water, the area can support a population increase, but of more concern to the residents is an improvement in the quality of their own lives.

One problem cited was the inability of the Valley to fit into federal formulas for funding. Farmers Home Administration (FmHA) has granted only one loan; the Rural Administration has granted only one loan. Apparently the area is losing out on loans which Ukiah and Willits are receiving. Information of such loans should be pursued by the County for the Anderson Valley area.

Clustered housing was suggested for the foothills where springs exist. If enough water were available, the foothills could support a higher density apartment-type complex.

Flood control is necessary. Several acres of good land (prime soils) are lost each year. The school lost a fence and expects to lose a well. The government should help in funding several small dams, possibly on Anderson and Rancheria creeks.

Generally, the Committee wanted an upgrading of the quality of life without upsetting present values. Jobs and other opportunities are necessary to encourage young people to remain in the valley.

Scenic highways should be established by local ordinance, not by State designation.

There was some discussion of incorporating Boonville - if only to qualify for federal grants.

Regarding the proposals of United Stand, the Committee agreed that everyone should be treated equally; but that, if the codes are too strict, they should be changed through legal means and apply to all. No double standards.

Tourism also depends on the availability of water and sewage treatment. There are about four (4) dude ranches and some summer camps in the area. Such low-keyed, small-scale tourism could be encouraged.

There are enough private schools in the area: Clearwater, New Hope, Fernhill, Bachman Hills schools. Usually, these schools have joint agreements with the school district for their students.

A bicycle route for the area was briefly discussed. Old Navarro Road was mentioned as a possible site.

The circulation pattern in the area would be enhanced by the upgrading of Highway 128. The desire is to make the road safer, not wider, especially between Boonville and Cloverdale. Spot improvements, such as truck turn outs, are immediately needed.

Specific problem areas of 128 are: Haehl Hill, Mountain House grade, Church Hill, Olson Hill, and Gowan turn.

Greyhound has a round trip service in the Valley daily, and is generally adequate. Weekend scheduling is somewhat inadequate.

A very dangerous intersection is Mountain View Road at Highway 128.

The airstrip is in good condition.

Policy Recommendations:

1. The needs for the road should be determined by the needs of the residents and the effect of traffic volume on them.
2. The assets of the valley must be preserved by restricting road construction to land that is not agricultural.
3. In the interests of safe movement of commerce and people, we should make the following improvements on State Highway 128:
 - a. Haehl Hill should have first priority for improvements over any valley floor road.
 - b. The Cloverdale Road with improvements, namely Dry Creek to the county line, specifically Haehl's grade and the Mountain House grade should be widened in the same road bed for safety reasons, while the rest of 128 south to the county line provides adequate accessibility.
4. The valley is small enough that decreasing the value of agricultural lands by breaking them up with roads will have a great impact on the total economy.
5. The scenic aspect of the present road is one of its most positive values; to residents and incidentally, to tourists.

III Utilities and Services

The advisory committee made the following observations and recommendations regarding utilities and other services in Anderson Valley.

The cost of undergrounding utility lines is prohibitive at present - but undergrounding should be a long range goal.

New development should pay its own way in providing facilities rather than burdening existing users, i.e. schools, waste disposal, water, roads.

Policy Recommendations:

Public Utilities

1. Utility lines - as a long range policy. The conversion of facilities to underground, beginning with the new installations in the more densely populated areas gradually expanding to include major roadways.
2. Location of any future relay station, corporation yards, service facilities to be situated as such to not be a nuisance, i.e. visually, audibly to surrounding improved areas and scenic areas.

Airport

1. Present facilities because of limited size and surrounding populated area be restricted to private aircraft.
airport expansion *general aviation*
2. Any future site, to be restricted from areas of residential or commercial development. This to include location of traffic patterns.
unrelated

Solid Waste

No comment.

*County
High Mill Rd.*

*County airport
and manufacturing*

Water Resources

1. Area to be studied carefully for seismic problems and structural integrity to prevent flooding by earthquake or structural failure.
2. Location to be placed in an area of least productivity as to agriculture including timber and grazing.
3. Recreation: To restrict use and type of use to acceptable levels.
4. The intent of the above recommendations is:
 - a. To provide domestic and irrigation water for Anderson Valley at a reasonable cost.
 - b. To control, as much as possible, the year around flow of waters between dam and ocean. That is, to control flooding in winter and increase flow in dry months to enhance fish habitat and recreation.

Liquid Waste - No recommendations made - held for coordination with water project.

Highways

1. Adopt recommendations of Mendocino County Policy Conference Report - (Williams & Mocine: City and Regional Planning - November, 1973). To include County highways and 253, i.e. safety, not speed.
2. Seismic Safety - To leave in open space, areas that are known to, or at any time in future, found to have seismic activity, unstable soils, flood plains or fault zones.

Schools

The schools are fairly adequate at present. The elementary school is at capacity and the high school operates at about one-half capacity.

There are some problems with the private schools in the surrounding area. The private institutions are decidedly good in themselves and for children, but the Committee recommends better containment of the problem children. There are no local children in the private schools.

Approximately 12 - 14 % of the total public school enrollment is from the private schools.

IV Agriculture and Timber

Our prime concern is preserving the valley as an agricultural area.

- We therefore desire to improve existing roads using the existing road beds, where feasible, rather than cutting through people's farms and homes.
- We desire to protect the agricultural sector from unwarranted pressure from residential development that would follow increased accessibility.

Agriculture and timber are valuable resource assets for the planning area. The question that occurs is: how to use marginal land not suited for agriculture. The committee agreed there was a need to: encourage prime agricultural lands (i.e., Class I, II, III soils) for agricultural purposes.

A question was raised as to the amount of land in preserves. The committee was informed that over 50 % of timber land is owned by private individuals. Ranch timber is the most difficult to preserve. It can be placed into agricultural/forest preserve (Williamson Act) for the purpose of leveling the tax rate.

Problems which the committee felt needed immediate attention were:

- How to develop water resources in the Valley.
- Increasing taxes on agricultural land.

The committee discussed prices and the fact that tax rates escalate when a subdivision is developed adjacent to other parcels. Taxes go up even if land is not subdivided. The need for a change in the tax structure was cited.

A particular concern of the committee was means by which young people can be encouraged to remain in the Valley. It was acknowledged that jobs, social and recreational attractions are needed.

V Land Use and Growth

Growth should be slow and stable - not rapid or chaotic as in some suburbs. It is conceivable that within 10 years a small technical industry could locate in the Valley if transportation could be resolved.

Without water, agriculture will not increase because a great deal of acreage must be irrigated, nor will industry increase. Water is a constraint which must be lifted by community involvement and awareness. Water resources should be developed but attention must be paid to size and location. Proposed new federal legislation may make it possible to reinvestigate water resources revenue potentials. There was a feeling that the valley could not commit itself to the water resource plan without going into the impact of other options.

A basic question of the committee was whether local farmers can take care of their own water needs.

The recent report of Berkeley economist Wallace indicates that agricultural production would increase 5 times with full irrigation.

Policy Recommendations:

1. Resource oriented light industry such as fruit stands, forest products, and agricultural processing should be encouraged. Zoning should allow light industrial development.
2. To stimulate the economy, tourist attractions should be promoted and contained in specific areas - not spread out along the valley.
3. Retail commercial development should be contained. Plan should allow for general uses - especially for any large-scale restaurant like the Nut Tree.

VI Recreation and Tourism

In spite of the energy crisis, tourists have been visiting the County and the Valley. The recreation industry is responding to the gas crisis with smaller cars and self contained units. The observation was made there is more traffic now within a 150 mile radius of San Francisco than before the energy crisis.

In the Valley, there is a need for small campsites. Overly commercial tourist camps should be discouraged. It was suggested that the County should review the entire park system with special attention placed on the amount of extra staff needed to properly manage and patrol campsites.

The committee felt that Indian Creek should definitely have a caretaker. Perhaps the Community Service District should take over Indian Creek and Faulkner. A strip along the Navarro should be public but not at too great a cost. It was further suggested that it was preferable to have recreation along the rivers than logging.

Second home (summer homes) are suffering from vandalism and some corrective steps should be taken. Second homes pay taxes and demand less in the way of services than year round homes, even though they may cause some problems in other ways.

The committee felt it would make sense to use reforestation land for recreation. At present most of the timber lands are in private ownership. Some, however, are controlled by the State or the Federal government.

There is a need for the Board of Supervisors to recognize the special problems of ranchers - expenses other than taxes are leading to parcelling up the ranches. Grazing is especially economically difficult.

A golf course would be good recreational use and would be compatible with sheep grazing. A bowling alley could serve teens, adults, and senior citizens.

Water is necessary for growth, and for the survival of agriculture and people. There is a need for small holding dams in several areas and probably one larger dam for run off.

Perhaps every organization in the valley should make it known to the Community Services District (CSD) that water is important to survival. Perhaps CSD should buy equipment and build dams themselves.

Policy Recommendations:

Scenic Highways

1. While we wish to preserve scenic beauty along our highways we feel the state scenic highway program with its 1000 foot boundaries is too restrictive for Anderson Valley because of its long narrow configuration.
2. Ensure the protection of the natural character of our scenic corridors through local ordinances.
3. Discourage commercial strip development by centralizing commercial development in the towns and more densely populated areas.

Recreation

1. Encourage more facilities in the present system of parks as needed.
2. Encourage development of recreational facilities for local use.
3. It is recommended that additional designated campsites should be developed in the Hendy Woods State Park.
4. Encourage multiple use of agricultural land for limited recreational use.

Open Space and Conservation

1. Encourage open space along rivers, roadways.

2. Improve established wildlife habitats and other open space areas for the preservation of flora and fauna by using good conservation practices including controlled burning.
3. Conserve areas of natural resources including prime agricultural soils, timber, and minerals.
4. Conserve lands suitable for rangeland in suitable acreages.

DESCRIPTION OF THE ANDERSON VALLEY DEVELOPMENT PLAN

POPULATION AND THE ECONOMY

Growth

It is difficult to estimate the future growth rate for an area with the small population of Anderson Valley with great assurance. Many external factors which cannot be anticipated may influence its development in the next decade. At the present time, the school district (larger than the Valley) appears to be adding about 3 percent to its population annually. If this were to continue, it would mean that approximately 35 homes per year would be built. If the new homes were distributed in proportion to present population patterns, in ten years Boonville would add about 100 homes, an increase from about 300 homes to 400; very moderate increases would occur in Philo, Yorkville, and Navarro. The outlying population of the school district would increase the most with about 130 homes added in scattered locations. To provide efficiency in services, preserve forests and agricultural land, and develop community identity, it would be preferable to concentrate as much development as possible in and around the existing settlements and limit scattered non-farm dwellings as much as possible. The figures below show the 3 percent increase distributed in proportion to the existing population compared to a proposed clustered pattern.

TEN YEAR INCREASE IN HOMES

	<u>Existing Pattern</u>	<u>Proposed Pattern</u>
Boonville	100	145
Philo	80	115
Yorkville	20	30
Navarro	20	30
Outlying	<u>130</u>	<u>30</u>
Total Increase	350	350

The Economy

Agriculture and timber are basic industries in the Valley and will continue to be so, as the report of the citizens' policy conference makes quite clear. Other limited light clean industry could be accommodated but it is unlikely that a significant amount will be attracted to Anderson Valley since it is remote from markets and raw materials.

Tourism is and will continue to be of secondary importance in the Valley; dude ranches, summer camps and rural recreation would be appropriate if kept at a scale consistent with continuing and expanding agriculture.

PRINCIPLES FOR THE DEVELOPMENT OF THE VALLEY

Agriculture and Water

The Plan is determined in part by the location of the Valley's soil types and soil capabilities. All existing cultivated land is kept intact in the Development Plan, and all areas of soils suitable for intensive agriculture (Class I, II, and III soils, as delineated by the USDA Soil Conservation Service) are set aside for potential expansion of the Valley's agricultural base.

Light agriculture (as defined in the Mendocino County Zoning Ordinance), should be encouraged in the Valley, particularly crop and tree farming, and grazing in areas of poor soils and steep slopes. Farm and ranch houses, barns, stables, and other agricultural buildings should be accessory to the agricultural use of any property. The parcel sizes should be generous -- twenty acres or more for any agricultural use. Great care should be used in the location and development of public utilities and other necessary public facilities, such as power lines, dams, flumes, access roads, etc. so that there is minimal disruption of agriculture and scenery.

Sources of water are a major factor in the development of the Plan. The citizen committee suggested that Anderson and Rancheria Creeks might be dammed for irrigation. The Anderson Creek reservoir is at an elevation of approximately 800 feet which would provide gravity flow to the upper end of the Valley, around Boonville; the Rancheria Creek Reservoir is at an elevation of approximately 400 feet and would irrigate most of the prime agricultural land in the rest of the Valley.

The Healdsburg Fault follows Anderson Creek and ends close to Boonville; the wisdom of placing a reservoir on the Creek must be determined through detailed engineering studies which are beyond the scope of the present Planning program. A dam on Rancheria Creek would also require feasibility studies and financial analysis before final decisions could be made.

Reservoirs should be located and designed for the primary function of supplying water for domestic and irrigation purposes; they should not become major recreation facilities which bring outsiders into the Valley.

Limitations on Development

Land subject to flooding, on or near an earthquake fault, or subject to landslip or other hazards should not be developed for any intensive use or used as building sites in the Valley. The seismic safety and safety elements identify such hazardous areas on a large scale; any site of proposed development should be investigated individually in detail to determine its suitability for development. Land in the Valley area with slope exceeding thirty percent should not be subdivided or developed for building sites. It is particularly important due to the limited amount of good soils that land in intensive agriculture or with soil characteristics suitable for intensive agriculture (Class I, II, III) should not be developed for building sites, except for farm dwellings and other accessory farm buildings, or land in or near the towns. In order to protect wildlife, land within two hundred feet of a year-round stream should not

be subdivided or built on when alternative locations are available. In order to avoid problems in providing even minimal services, land more than two miles from an all-weather road or more than five miles from a paved public road should not be developed for any intensive use.

Future non-farm residential, commercial or other development should be confined to existing clusters of such development, preferably those closest to Boonville, Philo, and Navarro. Dwellings should be on parcels of the same average size as nearby existing parcels. Proof should be submitted that there are adequate utilities for the proposed dwelling or other use, or that the site has a good water supply and sewage disposal capacity.

In reviewing proposed development, the Anderson Valley Sketch Plan should be considered supplemental to the zoning ordinance and the revised zoning maps should reflect the principal uses shown in the Plan. The Plan recognizes and makes exceptions for existing land subdivisions which have smaller lots than called for.

Protection of Scenic Areas in the Valley

Generally, scenic areas in Anderson Valley can be defined as those areas visible from the Highway and containing no visible structures except for farm buildings. A special permit should be required for any building in a scenic area. Outdoor advertising signs or structures should not, of course, be permitted in the Valley's scenic areas, except for directional signs at major intersections in the Valley and signs designating farms, ranches, etc., within about fifteen hundred feet of such uses. It is important that any permitted new uses in a scenic area be designed and grouped to minimize visual impact and blend with the natural environment; they should be obscured or screened from view from the highway if possible. Natural materials and colors should be used for structures in the Valley's scenic areas, and highly visible, conspicuous, brightly colored or brightly lighted buildings, signs, etc. should be discouraged.

Clustering

In order to encourage more efficient services in the Valley and minimize visual impact in scenic areas of the Valley, it is important to encourage clustering of like uses in relatively compact groups.

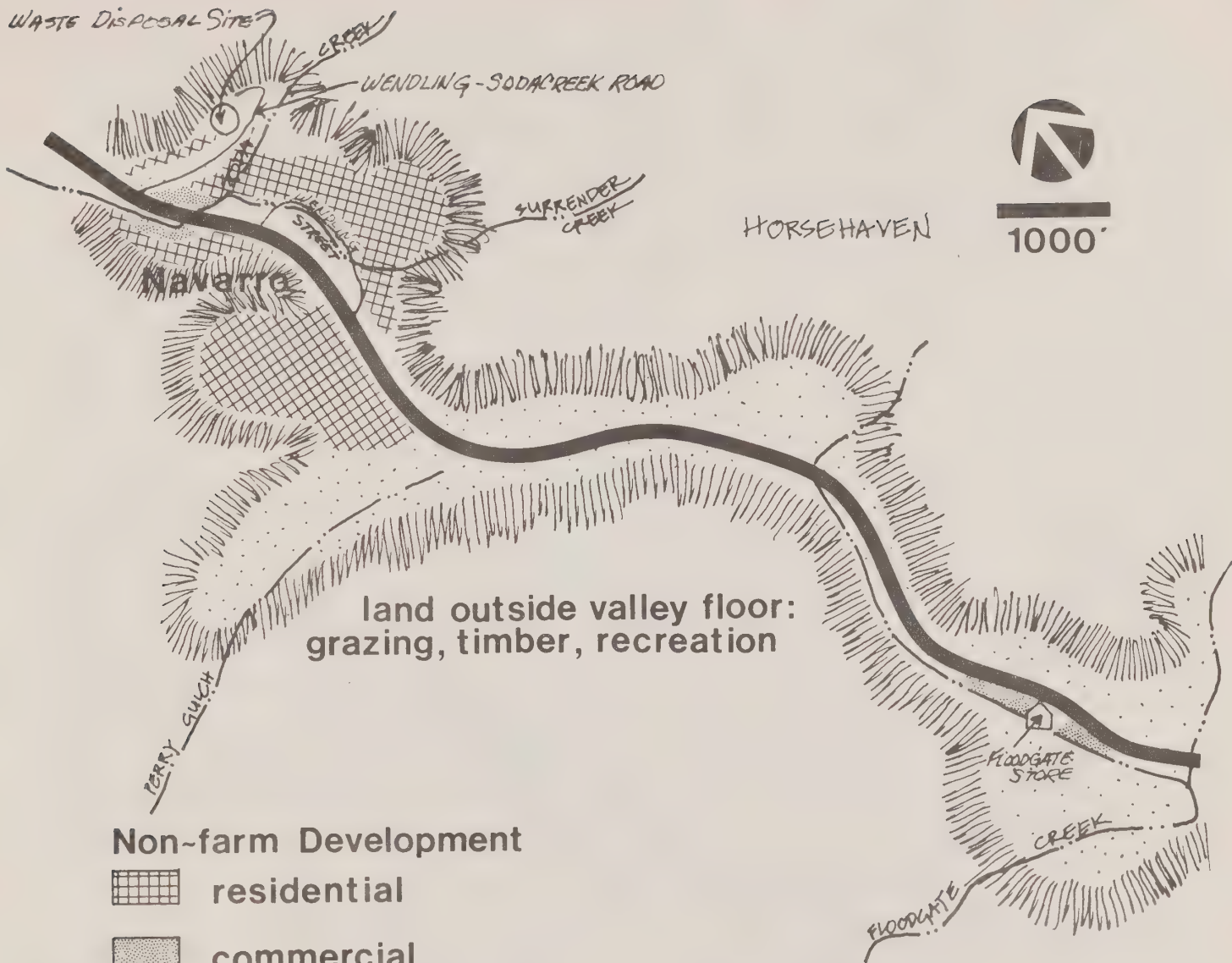
For residential development, dwellings, groups of dwellings, and subdivisions should be adjacent to or within a few hundred feet of similar existing development, and the number of new parcels or dwellings should be in proportion to the size of existing development.

New zoning or subdivision rules could allow one or two additional dwellings to be added in any given year to a group of three or more existing dwellings; a group of perhaps fifty or more to a group of several hundred dwellings (as in Boonville), etc. This sort of clustering would help reduce scattered non-farm dwellings along the State Highway in Anderson Valley.

For commercial uses, it is most desirable that new development fill in between existing uses in Boonville, Philo, Navarro, etc. Where this is not possible, the new use should be within a few hundred feet at the most of an existing group of such uses.

Industry

For new light industrial uses, there are several possible appropriate sites. Naturally less traffic will be generated by such areas if they are encouraged at the upper end of the Valley in the vicinity of Boonville. Another possible location is the area adjacent to the lumber mill in Philo, as shown in the Development Plan. The design and siting of new industry is of prime importance in maintaining the qualities of Anderson Valley; any new industries should be clean, non-polluting, quiet, unobtrusive, and generally compatible with the rural atmosphere of the Valley.



Non-farm Development



residential



commercial

Intensive Agriculture



existing orchards
and vineyards



potential expansion

General Agriculture



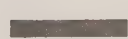
class IV and poorer
soils



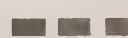
proposed park



limits of
100 year flood



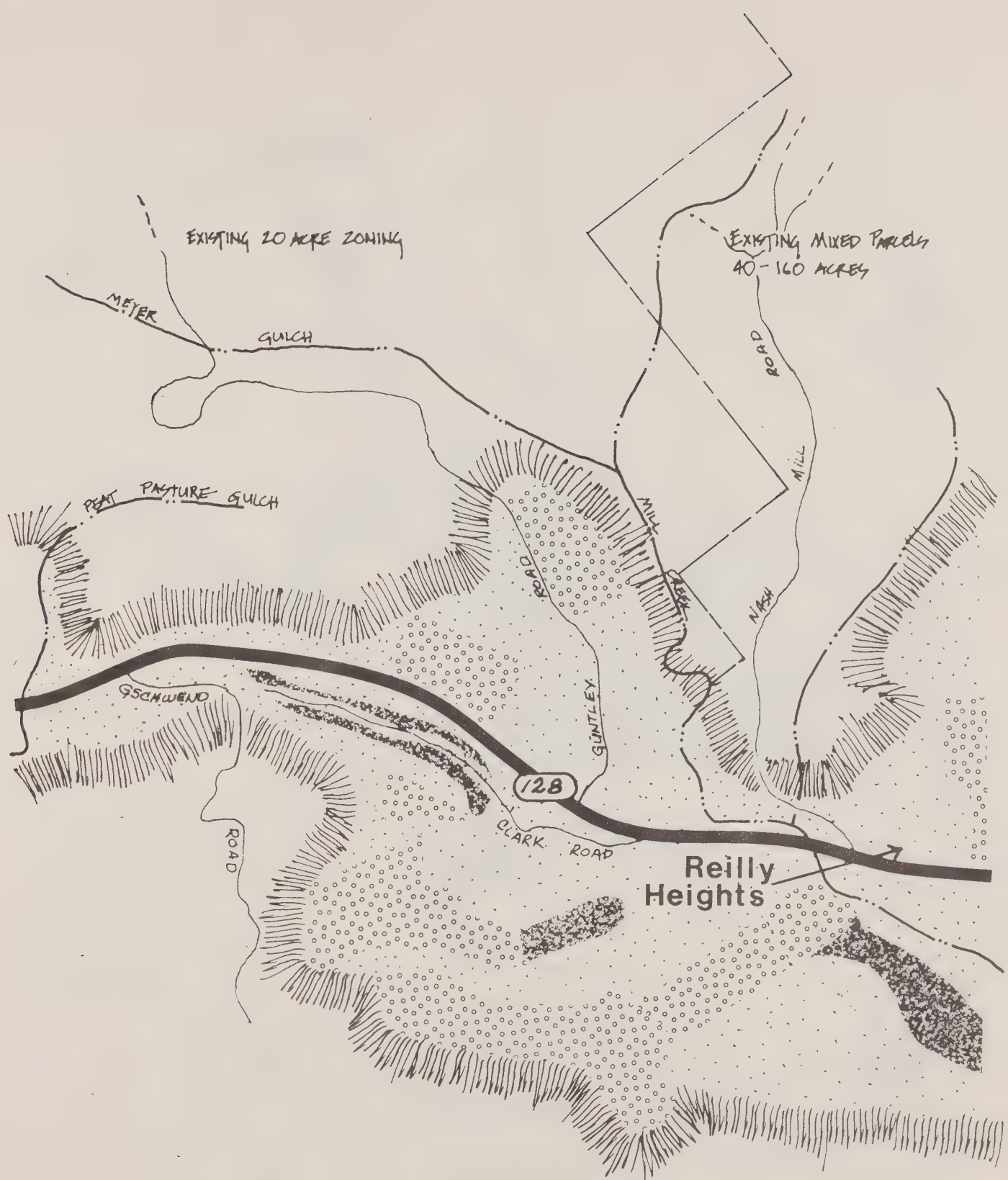
state highway 128



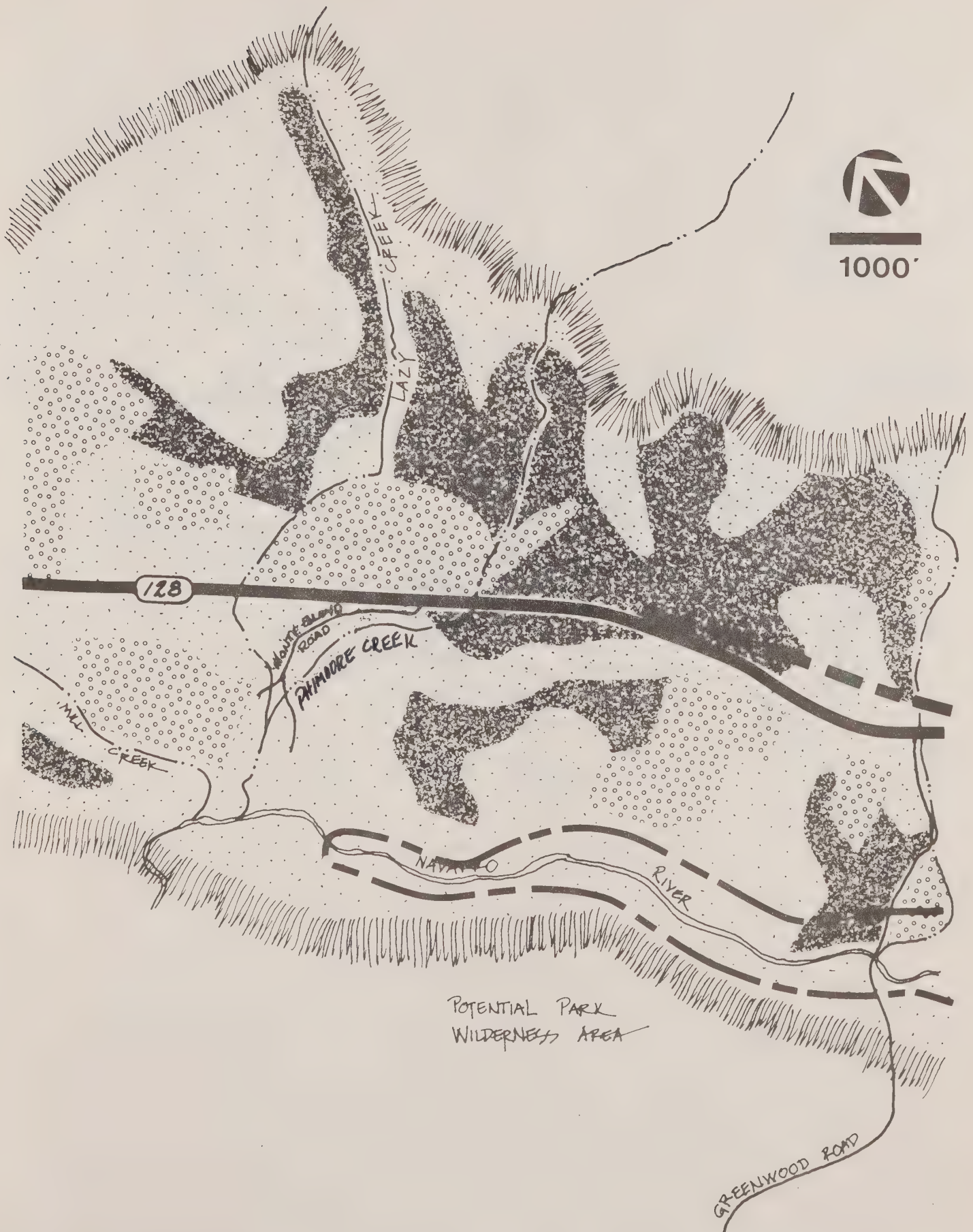
proposed highway
realignment

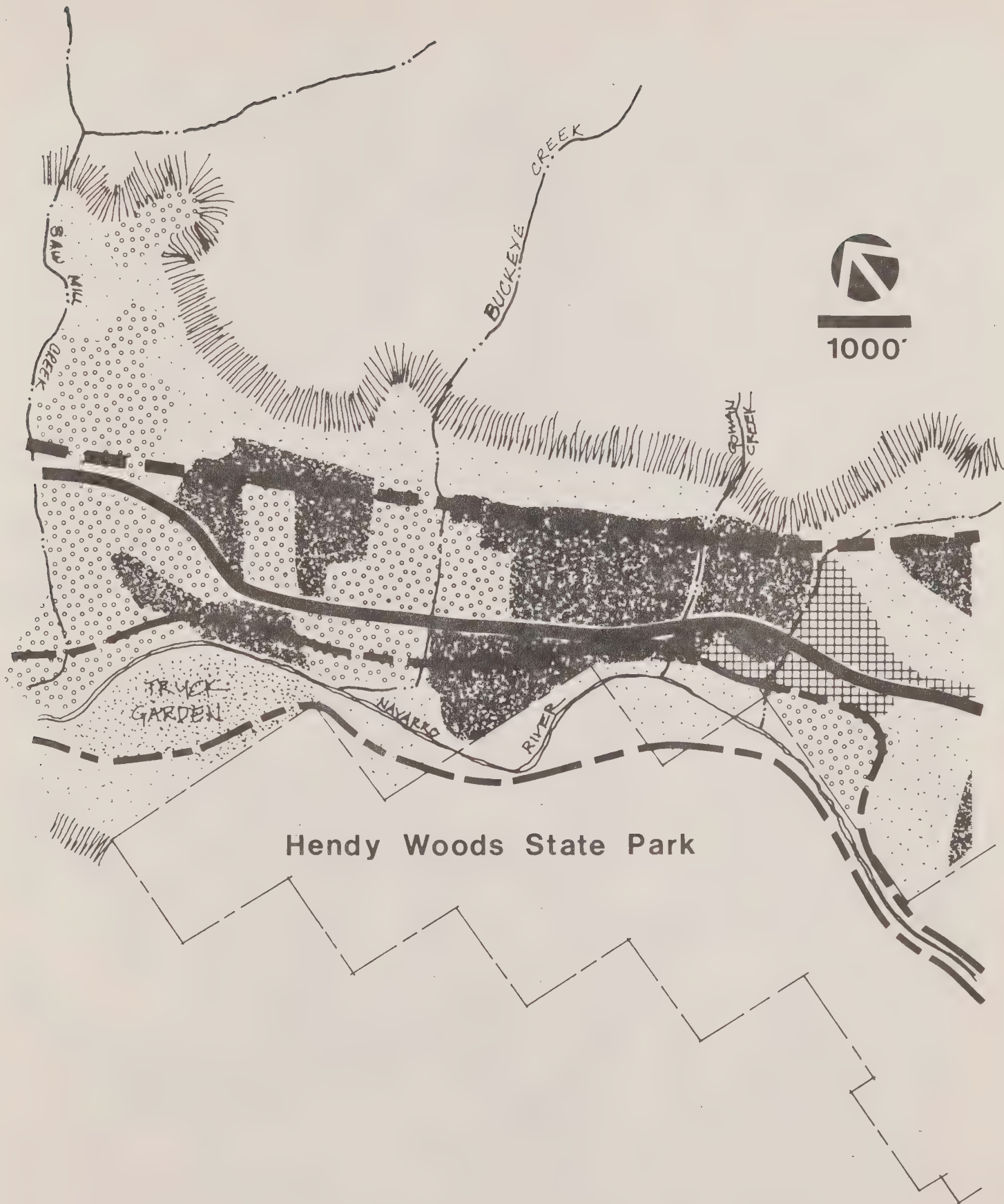
williams & mocine
mendocino county
planning department

Anderson Valley Development Plan



1000'





Hendy Woods State Park





EXISTING 10-30 ACRE
PARCELS INCLUDING
PEACHLAND RANCH

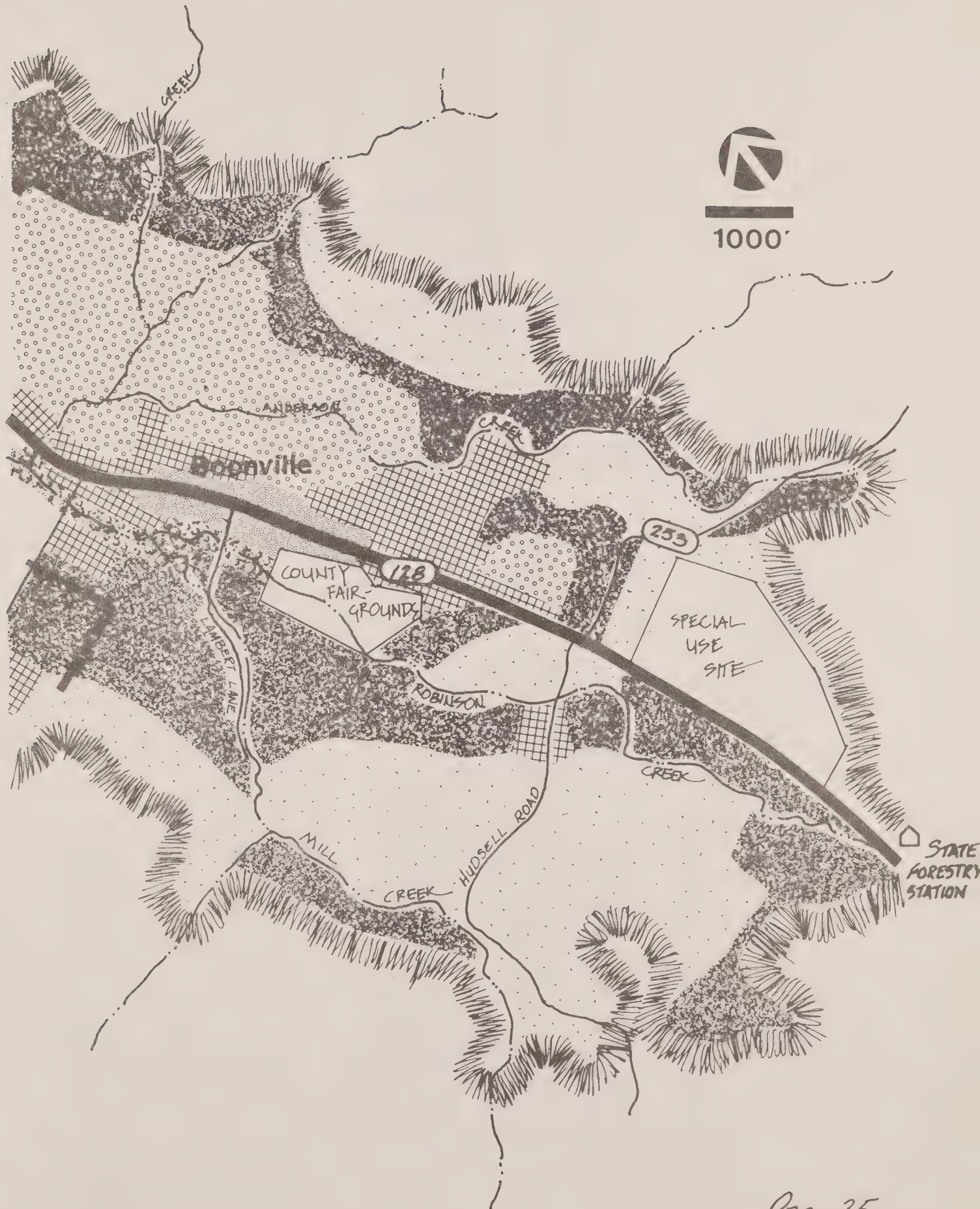
ROAD
PEACHLAND CREEK
GRAVEYARD CREEK
12B
ANDERSON
ELEM. SCHOOL
VALLEY
FITCH LANE
HIGH SCHOOL
AIRPORT
GRUBMAN CREEK
MOUNTAIN VIEW ROAD
DUMP
BARLOCK CEMETERY

* airport clear area

 airport clear area



1000'



APPENDIX I

PARTICIPANTS IN THE GUEST SPEAKER PROGRAM

William O. Beatty - U. S. Department of Agriculture -
Soil Conservation Service

William H. Brooks III - Farm Advisor

George E. Goldman - U. C. Berkeley Economist

Rod Shippey - Livestock Advisor

L. Tim Wallace - U. C. Berkeley Economist

Glenn Wilcox - U. S. Department of Agriculture -
Soil Conservation Service

Ben Van Zandt - Caltrans Project Engineer

APPENDIX 11

An Economic Impact Study of Agricultural Land Use Intensification
in Anderson Valley, Mendocino County

by

L.T. Wallace
George E. Goldman
Marian O'Regan
Mendocino County Cooperative Extension Staff

August 16, 1974

Prepared for use by the Anderson Valley General Plan Citizens' Advisory
Committee as an educational aid to their decision making processes.

An Economic Impact Study of Agricultural Land Use Intensification
in Anderson Valley, Mendocino County

Abstract

In 1973, Anderson Valley irrigated agriculture contributed about \$1,684,234 to Mendocino County's economy. With 1,726 more irrigated acres an additional \$3,950,040 of impact would have been generated for a total of \$5,634,274. If the Anderson Valley land had been fully used in irrigated agriculture, the total impact would have been \$8,680,648, five times the estimated 1973 economic impact.

Many people in the North Coast Counties of California have been concerned about the economic impacts of land use changes associated with either the intensification of agriculture or some other land use. This study analyzes the economic impact stemming from intensifying agriculture which might occur due to increased irrigated land in Anderson Valley. Only the private sector impact in Mendocino County is estimated. The effect on indirect county expenditures or tax rates associated with increased development is not included, but could easily be developed with help from the Valley residents. In addition, the impact estimates do not include the "loss" of production from non-irrigated acreage both because we did not know precisely what kinds of agriculture were involved (pasture, dry crops, etc.), but also because the values would be quite low relative to the total value.

The method of analysis used is "input-output." It depends upon agricultural sales information and cost of production data. Agricultural price and sales data were obtained from the Mendocino County Agricultural Commission's Report 1973; production cost data were obtained through the county Cooperative Extension staff who spent many hours developing the necessary information.

An earlier version of the general "sector multipliers" was developed and published in Mendocino County Economic and Resource Use Study.

After discussion with the Anderson Valley General Plan Citizens' Advisory Committee three feasible alternative agricultural land use plans were proposed for the Valley:

Alternative I. An estimate associated with approximately 1,300 irrigated acres which comprises the current irrigated agriculture in Anderson Valley. This alternative serves as a benchmark to gauge the extent of economic impact caused by the two intensified land use alternatives. The "base" crops include the following:

<u>Crop</u>	<u>Irrigated Acres</u>
Apples	459
Pears	65
Grapes	100
Truck & Field	25
Irrigated Pasture	225
Misc. Fruit & Nuts	50
Total	<u>924</u>

Alternative II. As a result of studying Anderson Creek water development possibilities, approximately 1,726 additional acres of irrigated land could be introduced, raising the total to 2,650 irrigated acres. The crop breakdown under this increased irrigation alternative is:

<u>Crop</u>	<u>Irrigated Acres</u>
Apples	780
Pears	385
Grapes	610
Truck & Field	505
Irrigated Pasture	320
Misc. Fruit & Nuts	50
	<u>2,650</u>

Alternative III. The third example adds another 1,437 acres of irrigated land thereby using the balance of potentially irrigable crop land for Anderson Valley. The total of 4,087 acres follows the same crop acreage proportions as in Alternative II.

The value of crop production per acre was estimated from information in the Mendocino County Agricultural Commissioner's Report 1973. These estimates are shown in Table 1. The values can be changed if new (different) information is obtained or if different assumptions are chosen, and corresponding adjustments made throughout the alternatives. The total bearing or tilled acreage of each crop was divided into the total value of production to get a value per acre. The resulting sales per crop acre were then multiplied by the number of crop acres in each of the three alternatives.

The economic multipliers associated with each crop (Table II) were then multiplied by the value of each crops' sales to estimate the economic impact of that crop on Mendocino County's economy. Individual impact estimates for each crop were then added in order to determine a total estimate for each of the three examples.

The benchmark economic impact from the 924 acres (Alternative I) of irrigated land, in 1973, involving a total of \$881,959 crop sales was an additional \$802,275. The total economic impact resulting from an increase of 1,726 acres (Alternative II) and a total value of crop sales of \$2,994,440 was another \$2,639,834. Under the 4,087 acres (Alternative III) of fully used irrigable land in Anderson Valley crop sales amounted to \$4,613,563 and provided an economic impact of an added \$4,067,085 to the county's economy. In 1973, Anderson Valley irrigated agriculture contributed about \$1,684,234 to Mendocino County's economy. With 1,726 more irrigated acres an additional \$2,639,834 of impact would have been generated for a total of \$5,634,274. If the Anderson Valley land had been fully used in irrigated agriculture, the total impact would have been \$8,680,648, five times the estimated 1973 economic impact.

Table 1
Estimated Sales Value Per Acre for
Crops Grown in Anderson Valley*

	Total acres (acres)	Total sales value	Sales value per acre
Apples	714	822,000	\$1,151
Pears	4,256	5,107,000	1,200
Grapes	6,217	15,438,000	2,483
Truck and Field	4,475	814,000	182
Irrigated Pasture	6,000	336,000	56
Misc. Fruit and Nuts	707	144,000	204

*Estimates are taken from the Mendocino County Agricultural Commissioner's Report 1973.

Table 2
Technical Coefficients Used to Estimate Economic Impact
for Each Agricultural Commodity Used

Name of Sector	Agricultural Commodities					
	Apples	Pears	Grapes	Truck & Field Crops	Irrigated Pasture	Mixed Fruits & Nuts
1) Irr. Pasture					1.0000	
2) Veg. & Misc. Ag. Production				1.0006		
3) Grapes-Wine			1.0000			
4) Apples-Prunes	1.0000					1.0000
5) Pears		1.0000				
6) Forestry	.0004	.0004	.0003	.0004	.0005	.0004
7) Timber Harvest	.0006	.0006	.0005	.0006	.0007	.0006
8) Mining & Fishing	.0049	.0048	.0045	.0023	.0089	.0049
9) Construction	.0055	.0058	.0052	.0049	.0063	.0055
10) Lumber Mills	.0008	.0010	.0007	.0010	.0009	.0008
11) Wood & Paper Products	.0067	.0104	.0046	.0135	.0073	.0067
12) Manufacturing	.0047	.0070	.0038	.0086	.0053	.0047
13) Transportation	.0033	.0036	.0182	.0029	.0044	.0033
14) Communication	.0051	.0079	.0035	.0103	.0055	.0051
15) Utilities	.0558	.0539	.0508	.0245	.1026	.0558
16) Wholesale & Retail Trade	.1230	.1006	.1256	.0444	.1257	.1230
17) Finance, Ins. Real Estate	.0473	.0394	.0435	.0291	.0283	.0473
18) Services	.0913	.1826	.0443	.2716	.1038	.0913
19) Households	.5956	.4491	.5556	.2862	.2988	.5956
TOTALS	1.9449	1.8672	1.8611	1.7012	1.6989	1.9449

Table 3
Estimated Economic Impact Associated with Alternative I Land Use

	Agricultural Commodities						ROW ^{1/} TOTALS
	Apples	Pears	Grapes	Truck & Field Crops	Irrigated Pasture	Mixed Fruits & Nuts	
Value of Production:	\$528,309	\$78,000	\$248,300	\$4,550	\$12,600	\$10,200	\$881,959
<u>Name of Sector</u>							
1) Irr. Pasture					12,600		12,600
2) Veg & Misc. Ag. Production				4,552			4,552
3) Grapes-Wine			248,300				248,300
4) Apples-Prunes	528,309					10,200	538,509
5) Pears		78,000					78,000
6) Forestry	197	33	81	1	5	3	323
7) Timber Harvest	302	50	124	2	9	5	495
8) Mining & Fishing	2,588	371	1,110	10	111	49	4,241
9) Construction	2,921	452	1,285	22	78	56	4,817
10) Lumber Mills	431	75	174	4	11	8	706
11) Wood & Paper Products	3,534	816	1,137	60	90	67	5,712
12) Manufacturing	2,505	543	929	37	65	47	4,133
13) Transportation	1,721	278	4,531	13	54	33	6,632
14) Communications	2,668	619	876	46	69	51	4,332
15) Utilities	29,457	4,202	12,614	111	1,292	568	48,247
16) Wholesale & Retail Trade	64,969	7,843	31,182	202	1,583	1,254	107,035
17) Finance, Ins., Real Estate	24,967	3,076	10,808	132	357	482	39,823
18) Services	48,240	14,246	11,006	1,236	1,308	931	76,969
19) Households	314,670	35,032	137,952	1,302	3,765	6,075	498,797
TOTALS	1,027,489	145,644	462,116	7,740	21,406	19,837	1,684,234

^{1/} Totals do not tally due to rounding.

Table 4
Estimated Economic Impact Associated with Alternative II Land Use

	Agricultural Commodities						ROW ^{1/} TOTALS
	Apples	Pears	Grapes	Truck & Field Crops	Irrigated Pasture	Mixed Fruits & Nuts	
Value of Production:	\$897,780	\$462,000	\$1,514,630	\$91,910	\$17,920	\$10,200	\$2,994,440
<u>Name of Sector</u>							
1) Irr. Pasture					17,920		17,920
2) Veg. & Misc. . Ag. Production				91,968			91,968
3) Grapes-Wine			1,514,631				1,514,631
4) Apples-Prunes	897,780					10,200	907,980
5) Pears		462,000					462,000
6) Forestry	335	195	494	34	8	3	1,072
7) Timber Harvest	514	300	758	52	13	5	1,644
8) Mining & Fishing	4,398	2,197	6,774	207	158	49	13,787
9) Construction	4,964	2,678	7,844	447	112	56	16,103
10) Lumber Mills	733	449	1,064	89	15	8	2,361
11) Wood & Paper Products	6,007	4,840	6,945	1,240	130	67	19,235
12) Manufacturing	4,259	3,224	5,669	789	92	47	14,087
13) Transportation	2,926	1,647	27,639	270	78	33	32,595
14) Communication	4,534	3,672	5,345	947	98	51	14,650
15) Utilities	50,058	24,892	76,948	2,249	1,838	568	156,557
16) Wholesale & Retail Trade	110,404	46,459	190,212	4,082	2,252	1,254	354,665
17) Finance, Ins., Real Estate	42,428	18,221	65,929	2,670	507	482	130,240
18) Services	81,978	84,382	67,141	24,967	1,860	931	261,261
19) Households	534,735	207,498	841,507	26,301	5,354	6,075	1,621,472
TOTALS	1,746,060	862,663	2,818,907	156,361	30,444	19,837	5,634,274

^{1/} Totals do not tally due to rounding.

Table 5
Estimated Economic Impact Associated with Alternative III Land Use

	Agricultural Commodities						ROW ^{1/} TOTALS
	Apples	Pears	Grapes	Truck & Field Crops	Irrigated Pasture	Mixed Fruits & Nuts	
Value of Production:	\$1,382,351	\$711,600	\$2,334,020	\$141,960	\$27,720	\$15,912	\$4,613,563
<u>Name of Sector</u>							
1) Irr. Pasture				1	27,720		27,721
2) Veg. & Misc. Ag. Production				142,050			142,050
3) Grapes-Wine			2,334,022				2,334,022
4) Apples-Prunes	1,382,352					15,912	1,398,264
5) Pears		711,600					711,600
6) Forestry	516	301	762	53	13	5	1,652
7) Timber Harvest	792	462	1,168	81	20	9	2,534
8) Mining & Fishing	6,772	3,385	10,439	320	245	77	21,241
9) Construction	7,644	4,125	12,088	690	173	87	24,810
10) Lumber Mills	1,129	692	1,640	138	24	13	3,638
11) Wood & Paper Products	9,250	7,455	10,704	1,917	201	105	29,638
12) Manufacturing	6,559	4,966	8,738	1,219	144	74	21,706
13) Transportation	4,505	2,538	42,592	418	120	51	50,226
14) Communication	6,982	5,656	8,237	1,463	152	80	22,572
15) Utilities	77,077	38,341	118,576	3,474	2,844	887	241,201
16) Wholesale & Retail Trade	169,995	71,559	293,114	6,305	3,484	1,956	546,415
17) Finance, Ins., Real Estate	65,329	28,066	101,595	4,124	785	751	200,654
18) Services	126,225	129,971	103,463	38,563	2,878	1,452	402,555
19) Households	823,354	319,602	1,296,749	40,623	8,283	9,477	2,498,090
TOTALS	2,688,486	1,328,726	4,343,891	241,508	47,093	30,946	8,680,648

^{1/} Totals do not tally due to rounding.

Appendix

Definition of Activities in Mendocino County Economic Sectors

- 1) Irrigated Pasture
- 2) Vegetable and Miscellaneous Agriculture Production
- 3) Grapes - Wine Grape Vinyards
- 4) Apples and Prunes - Orchards
- 5) Pears - Orchards
- 6) Forestry - the raising of trees for wood production.
- 7) Timber Harvest - logging and transportation to the mill.
- 8) Mining and Fishing - metal mining and mining and quarrying of non-metallic minerals (except fuels).
- 9) Construction - building construction and non-building construction by general contractors and construction by special trade contractors.
- 10) Lumber Mills - milling and manufacture of all kinds of wood products.
- 11) Wood and Paper Products - Furniture, textiles and apparel, paper and allied products.
- 12) Manufacturing - fabricated and metal products, machinery, chemicals, petroleum and allied industries, rubber and miscellaneous plastics, stone, clay, glass and concrete products (including fertilizer and agriculture pesticides, etc.).
- 13) Transportation - railroad, highway, water, air, pipeline, and warehousing.
- 14) Communication - telephone, telegraph, radio, television, etc.
- 15) Utilities - electrical, gas , sanitary, water supply including irrigation systems.
- 16) Wholesale and Retail Trade - all types of wholesale and retail activities (including agricultural products and supplies).
- 17) Finance, Real Estate - banking and credit institutions, security and commodity services, insurance carriers, agents and brokers, real estate operators, agents, managers, title companies, etc..
- 18) Services - professional, personal, business, legal, medical, etc. (including agricultural services).
- 19) Households - wages, salaries, proprietors income, etc..

PLANNING STAFF

Ronald F. Hall, Planning Director

Philip Gorny, Project Coordinator

Patricia Collins, Planner I

Lawrence Mitchell, Planner I

Lorna Reed, Clerk II

Lucy Simonson, Clerk I

Williams and Mocine, Consultants

Sydney Williams

Ida Berk

Margaret W. Rusche

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